

**SITE LOCATION:** 623 Highland Street**AGENDA ITEM: II.q****HISTORIC DISTRICT:** Woodland Heights**HPO File No. 140218****Owner:** Lisa Sparkes**Applicant:** Bob Birner, Renewal By Anderson**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 11, Tract 10, Block 30, Woodland Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one- story 2,135 square foot residence and non-contributing detached garage situated on a 7,500 square foot lot.

**TYPE OF APPROVAL REQUESTED: Alteration – Replace 17 original 1-over-1 wood sash windows with 17 1-over-1 composite material sash windows.**

The applicant proposes to replace 17 original 1-over-1 wood sash windows with 17 1-over-1 composite material replacement sash windows. The proposed windows will match the original sash windows in size and style and the window openings will not be modified.

**Project Details:**

- Window / Doors: The existing residence features 1-over-1 wood sash windows. 17 existing 1-over-1 sash windows will be replaced with 17 1-over-1 composite material sash windows. The proposed windows will match the existing 1-over-1 wood windows in size and style and the existing window openings will not be modified. Please see the window schedule for window locations.

Window 222 show signs of rot on the bottom sash. Windows 101 and 117 have bowing meeting rails.

**Elevation Details:**

- South Elevation (front facing Highland St): On the first floor six existing 1-over-1 wood sash windows will be replaced with six 1-over-1 composite material sash windows. Two 1-over-1 wood sash windows located in the front gable dormer will be replaced with two 1-over-1 composite material sash windows.
- East Elevation (facing side property line): Five 1-over-1 wood sash windows will be replaced with five 1-over-1 composite material sash windows.
- West Elevation (facing side property line): Two existing 1-over-1 woos sash windows will be replaced with two 1-over-1 composite material sash windows.
- North Elevation (facing rear property line): Two 1-over-1 woos sash windows will be replaced with two 1-over-1 composite material sash windows.

**HISTORY AND SIGNIFICANCE:**The property is contained within the boundary of the Woodland Heights Historic District. At the time of the district survey, the one-story center hall Victorian cottage-style house, constructed circa 1920, is classified as 'contributing' to the district. The detached garage is non-contributing to the district.

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## CERTIFICATE OF APPROPRIATENESS

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**HAHC ACTION:** Denial**BASIS FOR ISSUANCE:** -**EFFECTIVE:**

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**Planning Official****Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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HISTORIC DISTRICT: Woodland Heights

HPO File No. 140218

## PUBLIC COMMENT:

No public comment received.

## APPROVAL CRITERIA

## Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- |                                     |                                     |                          |      |  |
|-------------------------------------|-------------------------------------|--------------------------|------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (1)  | The proposed activity must retain and preserve the historical character of the property;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (2)  | The proposed activity must contribute to the continued availability of the property for a contemporary use;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (3)  | The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4)  | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;<br><b><i>The removal of the 17 original sash windows will result in the major loss of significant material and impact the historic character of the residence.</i></b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (5)  | The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (6)  | New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (7)  | The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (8)  | Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9)  | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;<br><b><i>The existing original 17 windows are not damaged or deteriorated to the point that warrants their replacement. The removal of the 17 original sash windows will result in the major loss of significant material.</i></b> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions.   |

## STAFF RECOMMENDATION: Denial of the COA

***The existing original 17 sash windows were inspected by the Senior Structural Inspector. The windows have some deferred maintenance but are repairable and are not damaged or deteriorated to the point that warrants their replacement.***

# CERTIFICATE OF APPROPRIATENESS

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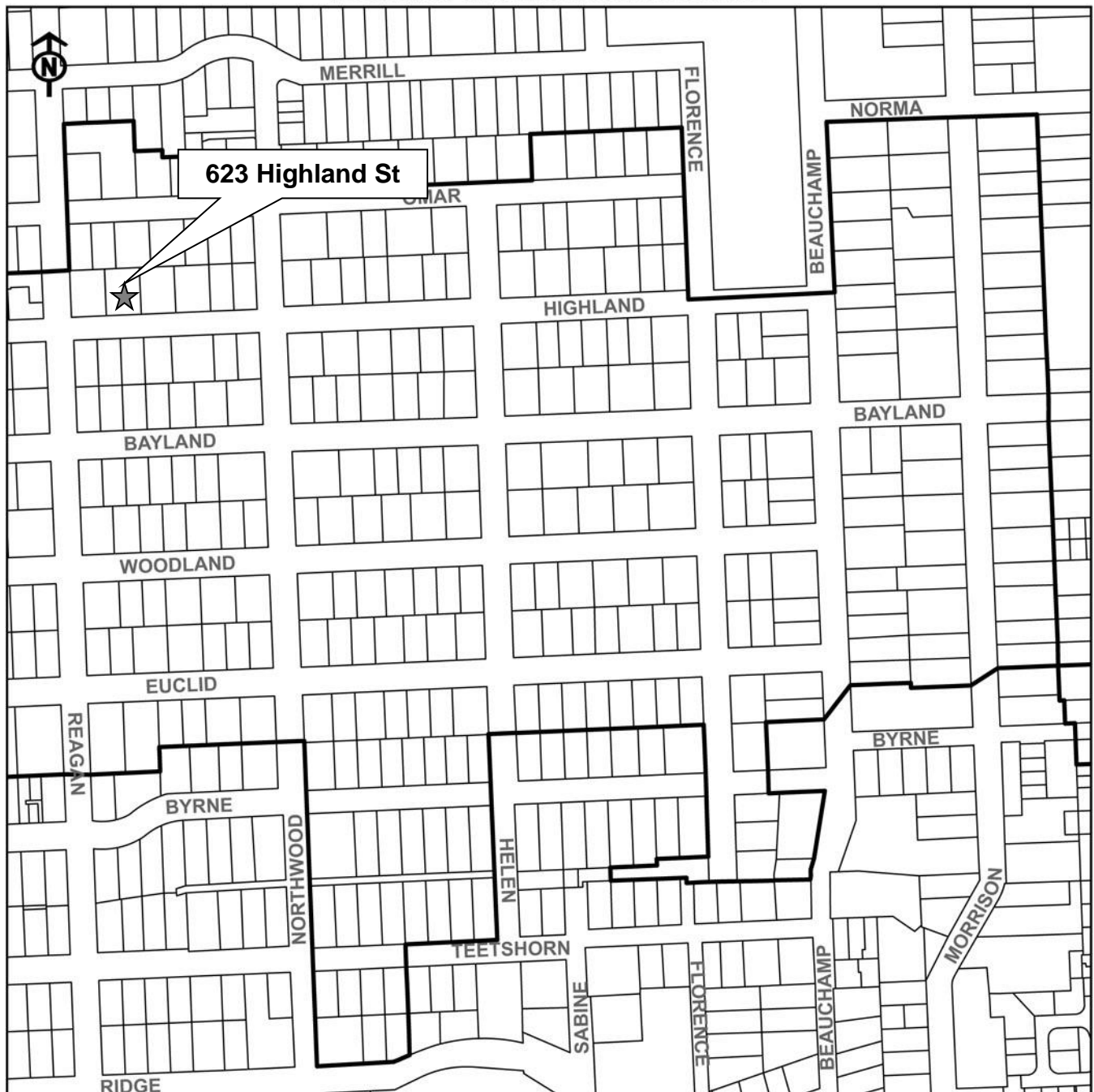
**AGENDA ITEM: II.q**

**HISTORIC DISTRICT:** Woodland Heights

**HPO File No. 140218**

**Site Location Map**

**WOODLAND HEIGHTS HISTORIC DISTRICT**



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**Photo from Historic District Inventory**



## **CERTIFICATE OF APPROPRIATENESS**

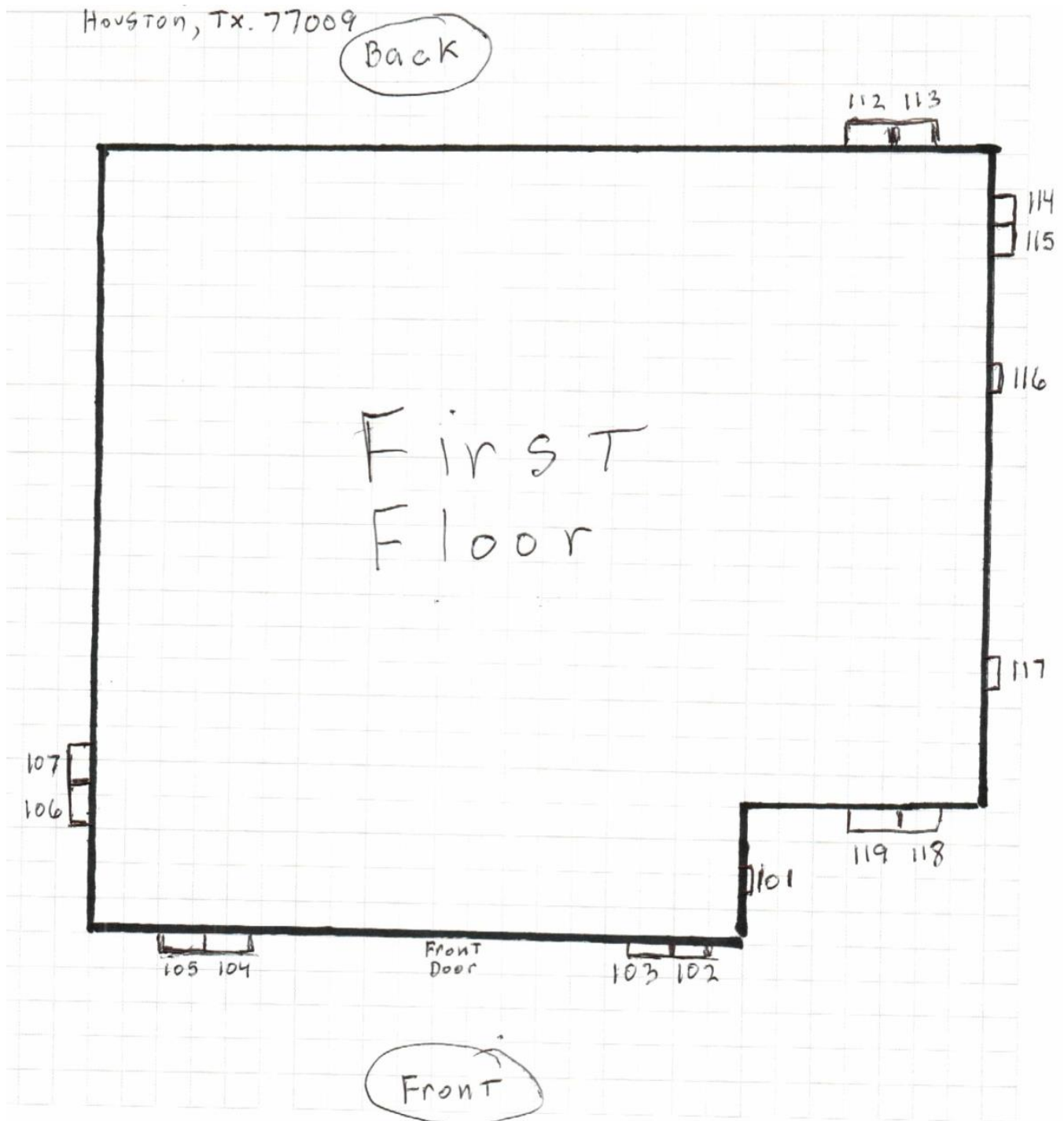
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**Window Schedule**



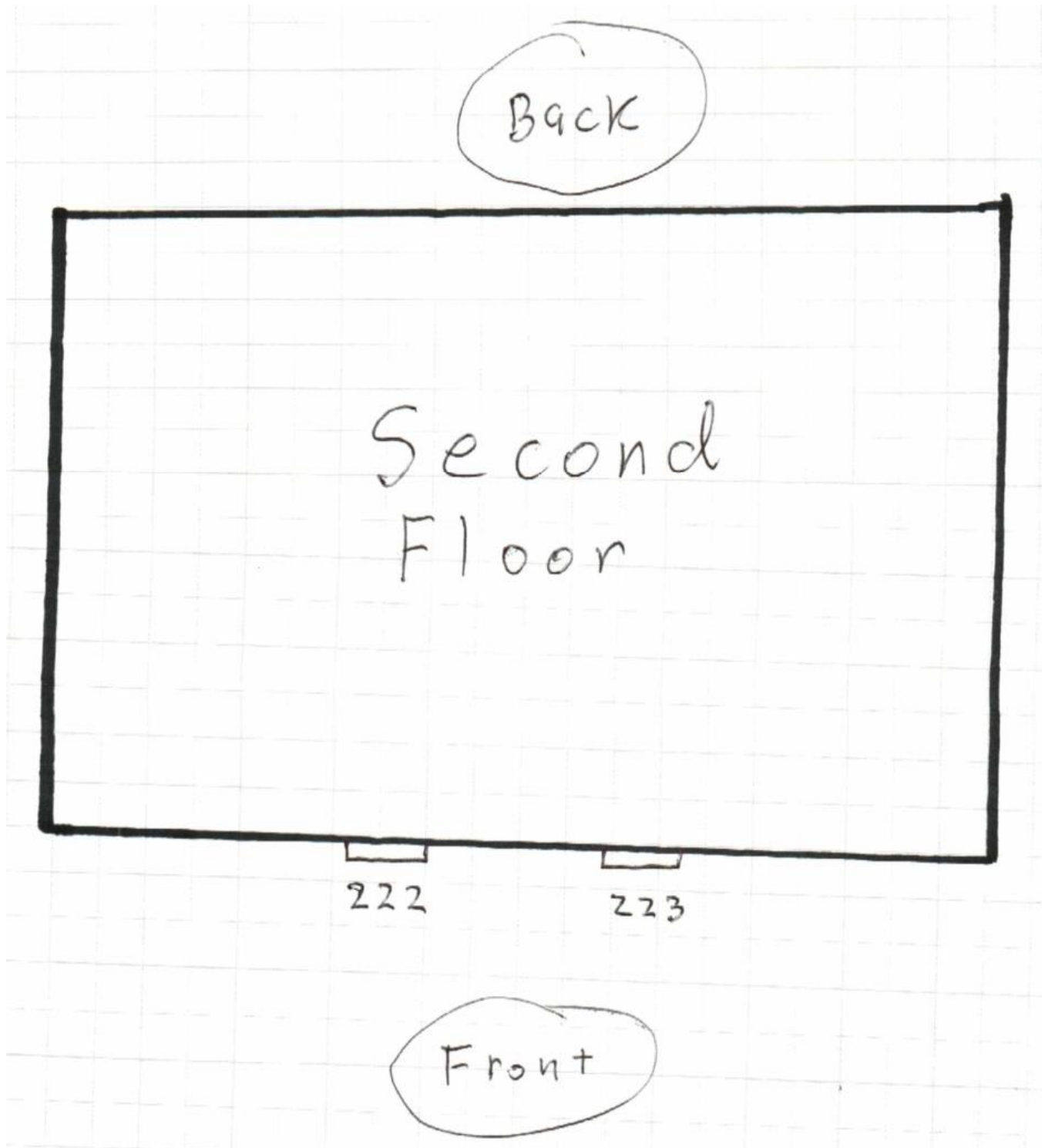
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## CERTIFICATE OF APPROPRIATENESS



**SITE LOCATION:** 623 Highland Street

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**HISTORIC DISTRICT:** Woodland Heights

**HPO File No. 140218**

Unit #101 Living Room – Sashes are rotted. Damaged beyond repair.

Unit #102 Living Room – Sashes are rotted. Damaged beyond repair.

Unit #103 Living Room - Sashes are rotted. Damaged beyond repair.

Unit # 104 Living Room - Sashes are rotted. Damaged beyond repair

Unit # 105 Living Room - Sashes are rotted. Damaged beyond repair

Unit # 106 Dining Room- Sashes are rotted. Damaged beyond repair

Unit # 107 Dining Room - Sashes are rotted. Damaged beyond repair

Unit # 112 Bedroom 1 - Sashes are rotted. Damaged beyond repair

Unit # 113 Bedroom 1 - Sashes are rotted. Damaged beyond repair

Unit # 114 Bedroom 1 – Sashes are rotted. Damaged Beyond Repair

Unit # 115 Bedroom 1 - Sashes are rotted. Damaged beyond repair

Unit # 116 Bedroom 2 - Sashes are rotted. Damaged beyond repair

Unit # 117 Bedroom 2 - Sashes are rotted. Damaged beyond repair

Unit # 118 Bedroom 3 - Sashes are rotted. Damaged beyond repair

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Unit # 119 Bedroom 3 - Sashes are rotted. Damaged beyond repair

Unit # 222 Attic - Sashes is rotted. Damaged beyond repair

Units # 223 Attic - Sashes are rotted. Damaged beyond repair

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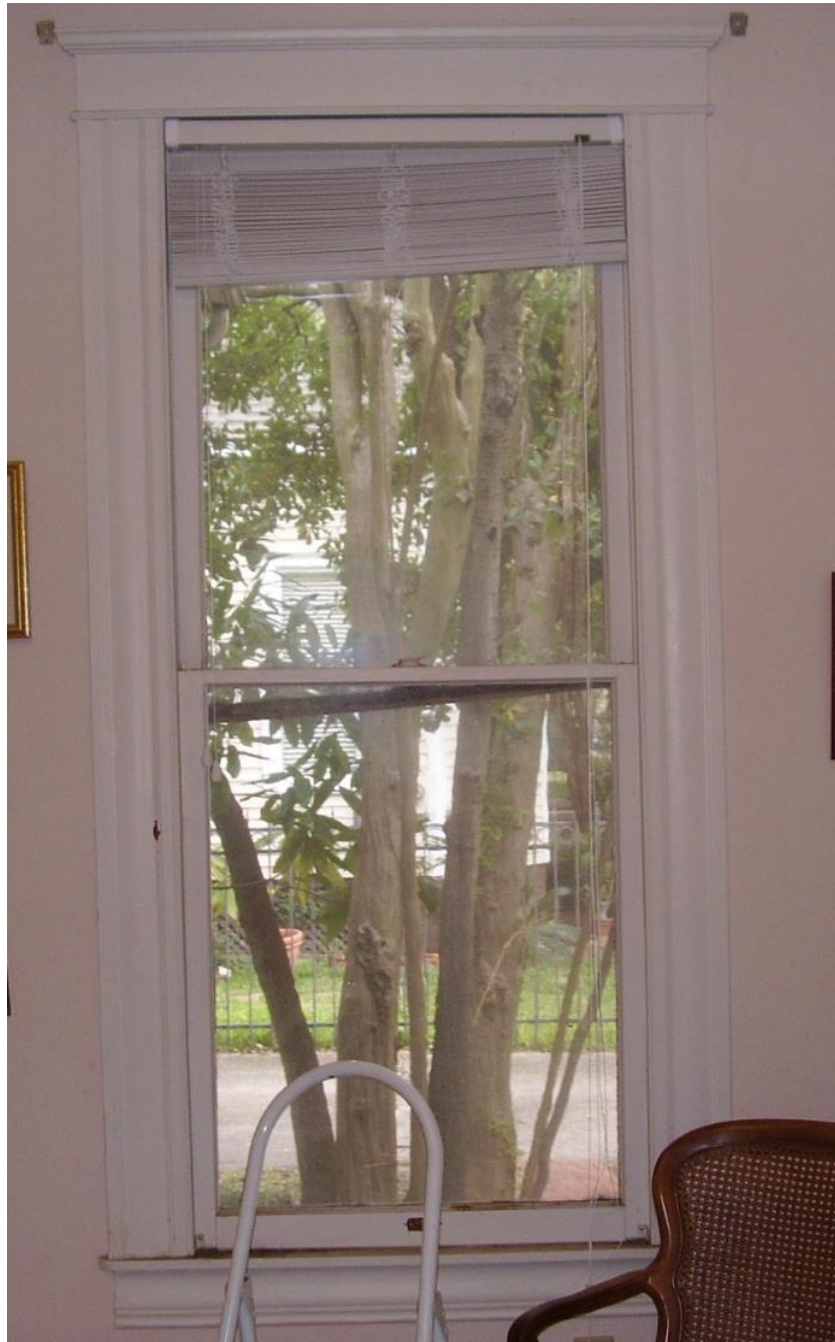
**AGENDA ITEM: II.q**

**HISTORIC DISTRICT:** Woodland Heights

**HPO File No. 140218**

**Photos Provided By Applicant**

**Window 101**



## **CERTIFICATE OF APPROPRIATENESS**



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**Windows 102 & 103**



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**Windows 104 & 105**



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**Windows 107 & 106**



## **CERTIFICATE OF APPROPRIATENESS**

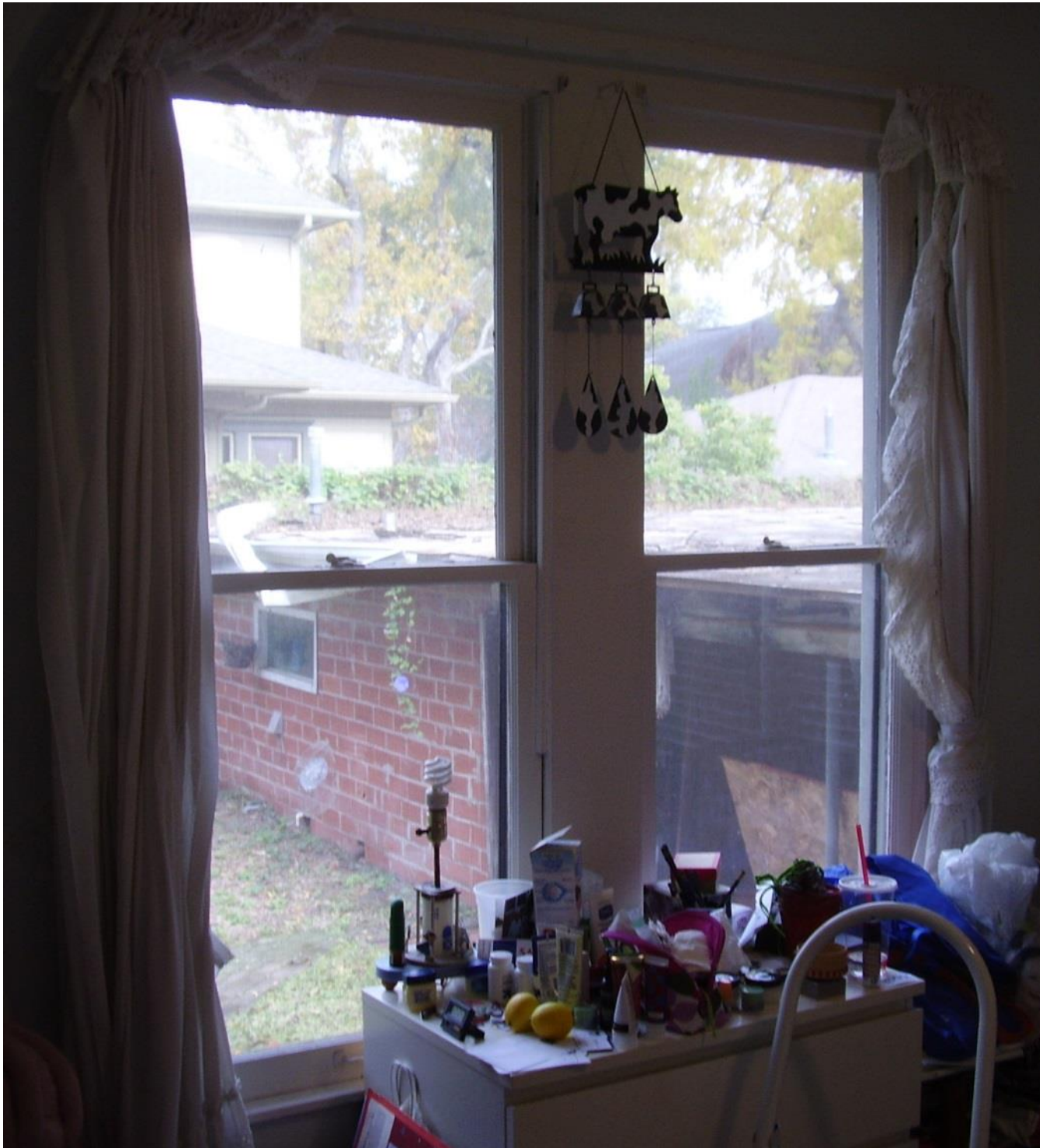
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**Windows 112 & 113**



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**Windows 114 & 115**



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**HPO File No. 140218**

**Window 117**



## **CERTIFICATE OF APPROPRIATENESS**

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**HISTORIC DISTRICT:** Woodland Heights

**HPO File No. 140218**

**Window 117**



## **CERTIFICATE OF APPROPRIATENESS**

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**HISTORIC DISTRICT:** Woodland Heights

**HPO File No. 140218**

**Windows 118 & 119**



**CERTIFICATE OF APPROPRIATENESS**



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**Window 222**



## **CERTIFICATE OF APPROPRIATENESS**

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**HPO File No. 140218**

**Window 223**



## **CERTIFICATE OF APPROPRIATENESS**



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**Window 101**



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**Window 117**



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**Window 222**



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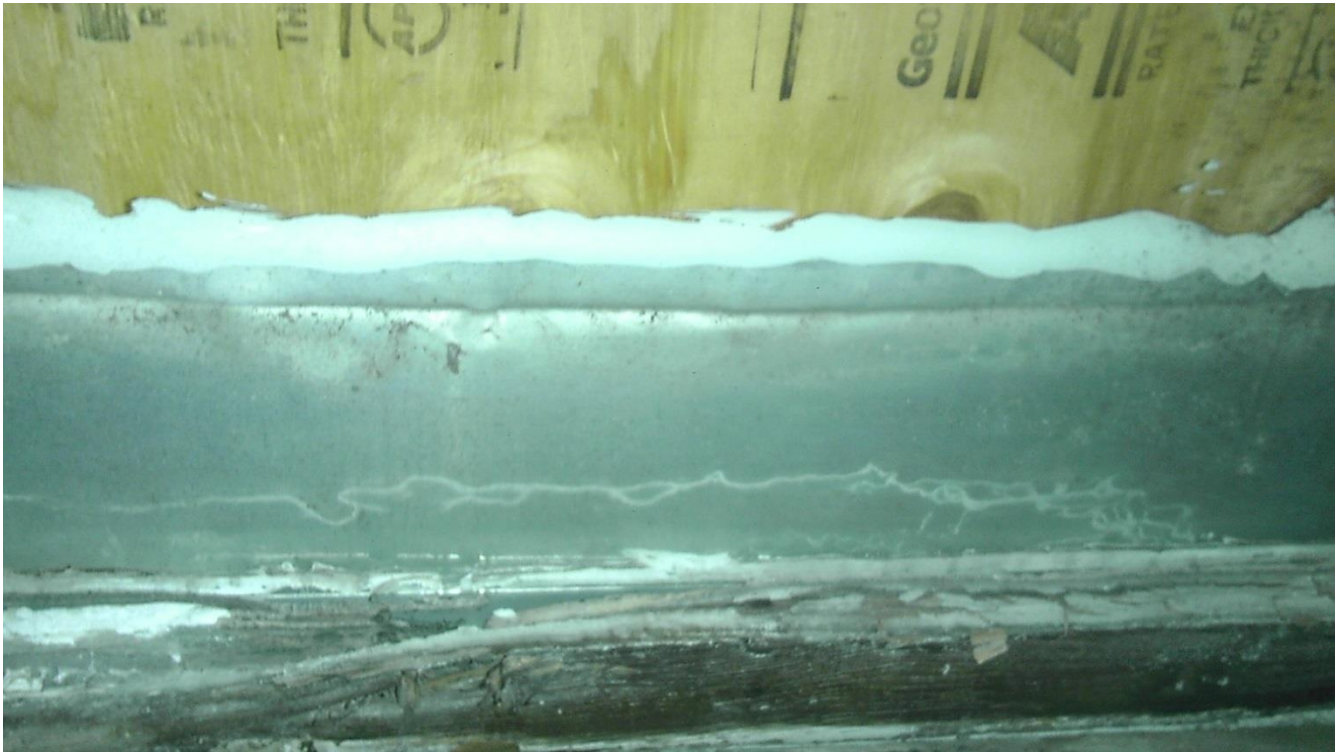
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**Window 222**



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**Window 222**



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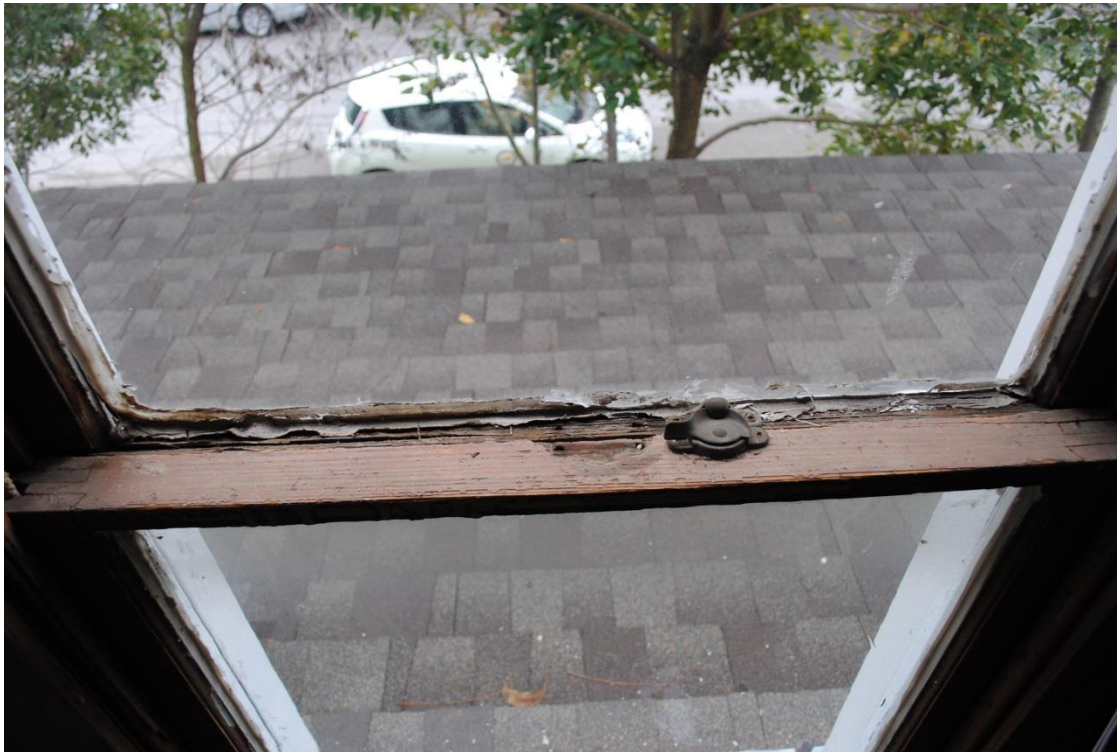
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